



Reeve Drive, Kenilworth

£269,950

- Two Bedroom Mid-Terraced House
- Recently Renovated
- Re-Fitted Kitchen With Appliances
- Gas Central Heating System
- Lounge Leading Onto The Garden
- Close To Kenilworth Town Centre
- EPC Rating D - 66
- New Double Glazing Throughout
- Parking To Front
- Warwick District Council Tax Band C

Reeve Drive, Kenilworth, CV8 2GA

Located conveniently for Kenilworth Town Centre & the train station this recently renovated double glazed and gas centrally heated property comprises a hall, lounge looking onto the rear garden and front re-fitted kitchen with appliances. On the first floor are two bedrooms and re-fitted bathroom. Outside is a garden and parking to the front. Offered with no onward chain and ready to move in straight away with new carpets and re-decoration.



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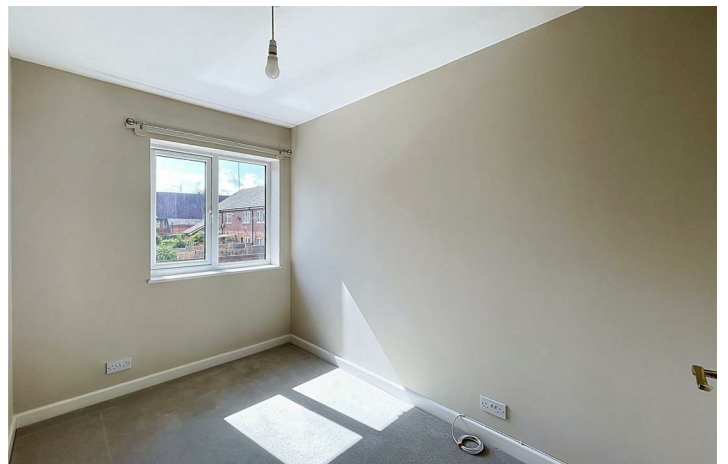


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D - 66

Council Tax Band: C



Entrance

Approach over a block paved driveway with one allocated parking bay. Canopied porch and hardwood panelled door leads into

Hallway

Archway into the kitchen, radiator and door into the sitting room.

Re-Fitted Kitchen

With flat panel base and wall units, the base units have a marble affect topped worksurface with an inset composite single drainer sink unit set beneath a window to the fore. Contemporary wood-effect feature wall to splash backs and cushion flooring with track lighting above. Space for upright fridge freezer, built in electric oven set beneath a electric hob and illuminated extractor. Integrated automatic washing machine.

Lounge

Double glazed window to the rear and door onto the patio, two radiators, stairs to the first floor and a feature fireplace with an timber surround with clever storage integrated and marble hearth.

Landing

Access to loft void, airing cupboard and doors to

Bedroom One

Double glazed window to the rear, radiator, built in double wardrobe and shelving.

Bedroom Two

Double glazed window to the fore, radiator and built in wardrobe.

Bathroom

Three piece suite with contemporary wood-effect feature wall to splash backs with Mira digital shower controller with shower over bath, pedestal wash and basin and a close coupled wc with extractor fan and frosted double glazed window to the fore

Rear Garden

With a paved patio directly off the property with the remainder designed for low maintenance. Planted mature borders and gated rear access.

Driveway

Directly to the front of the property providing parking for one car.

Tenure

The property is freehold.

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

25 Mbps

Superfast

79 Mbps

Satellite / Fibre TV Availability

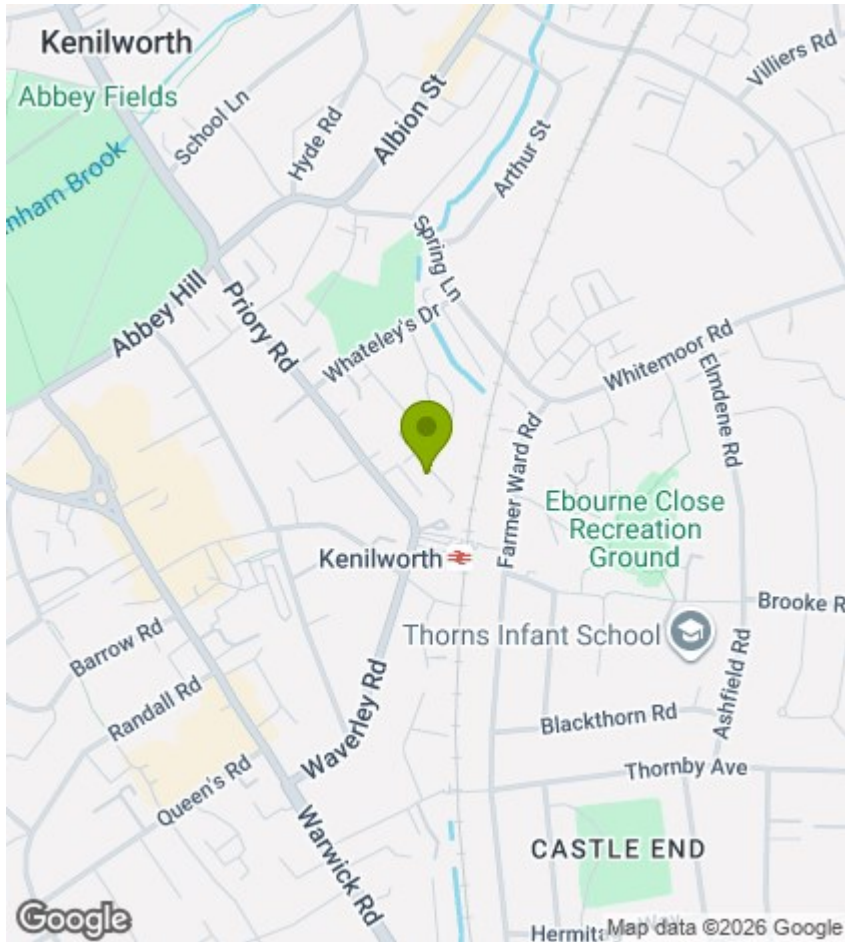
BT

Sky

Virgin

Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

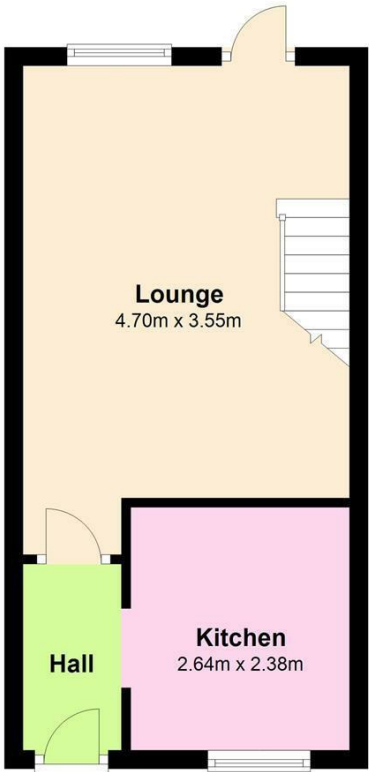
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

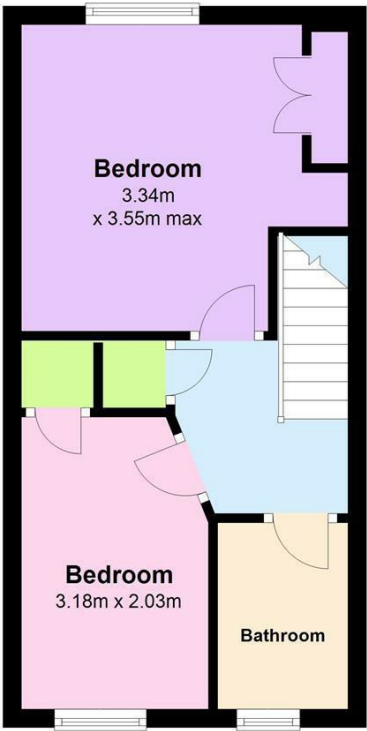
Ground Floor

Approx. 26.5 sq. metres



First Floor

Approx. 26.4 sq. metres



Total area: approx. 52.9 sq. metres